

PUBLIC HEARING NOTICE

POST BY: 07/07/06

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NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Rocklin will hold a public hearing in the Council Chambers at the **Rocklin Administration Building, 3970 Rocklin Road, Rocklin**, beginning at 6:30 p.m. on Tuesday, August 1, 2006 to consider the following:

RE: WHITNEY RANCH UNIT 22

PUBLIC HEARING

TENTATIVE SUBDIVISION MAP (SD-2005-02)

USE PERMIT (U-2005-02), DESIGN REVIEW (DR-2005-03)

JOHN LAING HOMES

The applicant is requesting approval of a use permit, tentative subdivision map and design review to allow the construction of a 161-unit condominium project on a 10.33-acre portion of an 11.45-acre site. 1.12 acres will be created as an open space parcel. The use permit is necessary to allow the construction of a building greater than 30 feet in height.

The subject property is located on the southeast corner of Wildcat Boulevard and Whitney Ranch Parkway in North West Rocklin. APN# 017-176-001.

The property is zoned Planned Development, 20 units per acre (PD-20). The General Plan designation is High Density Residential (HDR).

The proposed project is considered to be a residential project pursuant to a specific plan, the Northwest Rocklin Annexation General Development Plan. According to CEQA Guidelines Section 15182, where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan.

The applicant is John Laing Homes. The property owner is Sunset Ranchos Investors, LLC.

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

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